



*This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office*

### FROM OUR PROPERTY MANAGEMENT TEAM

Are you looking at buying or selling in the near future?



Call us today and talk to the experts. Even if we don't have the perfect property that you are looking for we can find it for you to save you time. We also find that our clients appreciate our honesty in being able to provide them with value added information on the sales history of the property if they are considering purchasing through another agent, which they will often not disclose. Think of it as us being appointed as your buyers' agent with no commitment or obligations.

*We care about property investment*

**IMPORTANT:** This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. **Published by THE PPM GROUP - [www.ppmsystem.com](http://www.ppmsystem.com)**

## WHAT TO ASK A PROPERTY MANAGER WHEN PURCHASING AN INVESTMENT

Purchasing an investment property is one of the biggest decisions that people will often make in their life, outside of getting married, having children and a multitude of other big events that can take place. As your managing agent we do appreciate that you have already gone through this process in owning your current investment property. However, we wanted to share some important information that can assist you in your future purchases of investments.

The most important guidance is to always seek advice from an expert on the different stages during the transaction. A salesperson is knowledgeable on the local sales market and contract processes. However, more often than not they are not as experienced on the rental market with regard to desired features of a property and the rental appraisal as a property manager.

When you are next considering purchasing an investment property take a moment to ask your property manager these questions:

- What is the demand for rental properties in this area?
- How many rental properties are currently for rent in this suburb?
- Do you predict the rental market will continue to grow in this area? Why or Why not?
- What type of tenant would the property attract?
- What is the maximum rent you can achieve for this property? How did you determine this figure?
- Will the rent achievable change in the near future?
- Are there any other properties currently for sale that would provide a higher rental return?

Asking these questions will provide you with further information, allowing you to make a more educated decision when purchasing an investment property.

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## THE BEST TIME TO CONTACT US

As you can appreciate our property management team are often busy and out of the office conducting inspections or are working diligently on ensuring that your property is well maintained and cared for. We understand that there is nothing more frustrating than telephoning or calling into the office and no one being available. If you would like to know important information about your property the best form of contact is email:

rentals@professionalsparadise.com.au

or for a more personal service call our property managers on their direct lines.

Leanne – 9731 6223

Brooklyn – 9731 6224

If you would like to speak to a team member at our office, please call ahead of time. ■



## PROPERTY DEPRECIATION REPORTS

Are you claiming the full tax benefits on owning your investment property?

As a property investor you are entitled to tax benefits with the

fixtures, fittings and appliances that form part of the property.

The amount of tax benefits and when they can be deducted can vary. If you have not done so already make a call to your accountant to discuss how you can save money at tax time by obtaining a depreciation report. ■

## Q & A ENDING A TENANCY

We are often asked “How does a tenancy end?” or “We need to move back into the property and what notice do we have to give?”

A tenancy can be ended in a number of ways:

- The tenant gives the agent notice
- The agent gives the tenant notice
- The property is abandoned and the appropriate notices or orders are sought
- By mutual agreement or by court orders

The issue of a property owner moving back into the property will depend on circumstances. There are many reasons for a tenancy ending:

- Breach of agreement
- Abandonment
- Non Liveability
- Sale of Property
- End of the tenancy term

to name a few

It is important to be aware that there are different notice periods required depending on the circumstances.

The tenant also has the right to possession of the property for the term of the agreement.

If you have any concerns or questions relating to the end of the

tenancy, please feel welcome to contact our office and speak with one of our friendly team members.■

## Properties Recently Rented!

Keeping you updated on the local rental market

### HOUSES

13 Buckland St Casula \$550 p/w



17 Nettletree Pl Casula \$545 p/w



## Properties Recently SOLD!

Keeping you updated on the local sales market

29 Jacaranda Cres Casula - \$548,500

Sold \$30,000 above reserve!



18 Bligh Ave Lurnea - \$420,000

